

KANE COUNTY DEVELOPMENT DEPARTMENT
Subdivision and Zoning Division, Kane County Government Center
719 Batavia Avenue
Geneva, Illinois 60134
Office (630) 232-3492 Fax: (630) 232-3411

Received Date

SPECIAL USE APPLICATION

Instructions:

To request a special use for a property, complete this application and submit it with all required attachments to the Subdivision and Zoning Division.

When the application is complete, we will begin the review process.

The information you provide must be complete and accurate. If you have a question please call the subdivision and zoning division, and we will be happy to help you.

1. Property Information:	Parcel Number (s): Part of 09-09-227-002
	Street Address (or common location if no address is assigned): 37W175 Silver Glen Road St. Charles, IL 60175

2. Applicant Information:	Name Development Properties, Inc. John A. Thornhill, President	Phone 630-584-3303
	Address 44 White Oak Circle, St. Charles, IL 60174-4165	Fax 630-584-3303
		Email JATLDC@sbcglobal.net

3. Owner of record information:	Name Stephanie Beaulieu and Lance Beaulieu 37W175 Silver Glen Road St. Charles, IL 60175	Phone 913-485-8151
	Address 37W175 Silver Glen Road St. Charles, IL 60175	Fax
		Email olivetreestc@gmail.com

Zoning and Use Information:

2040 Plan Land Use Designation of the property:

Rural Residential

Current zoning of the property:

F District-Farming

Current use of the property:

Residential

Proposed special use of the property:

F District-Farming, Section 8.1-2 Special Uses as allowed in R1 District-One-family residential, Section 9.5-2 (f) Special Uses: Nursery Schools/pre-schools and/or child care centers.

If the proposed Special Use/Map Amendment is approved, what improvements or construction is planned?

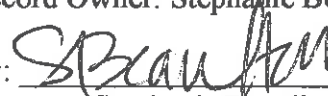
Remodeling of existing single-family residence building, with improved driveway and drop-off area and parking, well upgrade and new septic system, and similar infrastructure appropriate to accommodate establishment of Montessori Day School and Child Embracement Center to be known as Olive Tree School House.

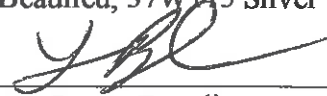
Attachment Checklist

- Plat of Survey prepared by an Illinois Professional Land Surveyor= **Exhibit B**
- Legal description = **Exhibit A**
- Completed Land Use Opinion application (Available in pdf form at www.kanedupageswed.org/luo.pdf), as required by state law, mailed to: The Kane-Dupage Soil and Water Conservation District, 545 S. Randall Road, St. Charles, IL 60174.
- Endangered Species Consultation Agency Action Report (available in pdf form at www.dnr.state.il.us/orep/nrrc/aar.htm) to be filed with the Illinois Department of Natural Resources.
- List of record owners of all property adjacent & adjoining to subject property
- Aerial (air photo) with property clearly highlighted contact: ~~The Sidwell Co., 675 Sidwell Dr., St. Charles, IL (630) 549-1000~~ ; See KC GIS Aerial Photo (**Exhibit C**).
- Trust Disclosure (If applicable)
- Findings of Fact Sheet
- Application fee (make check payable to Kane County Development Department) **\$1500.00**
- Site plan drawn to scale to demonstrate property can meet requirements of proposed zoning district (parking requirements, setbacks, landscaping, etc.) **Exhibit D**


I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

Record Owner: Stephanie Beaulieu & Lance Beaulieu, 37W175 Silver Glen Road St. Charles, IL 60175

By: 
Stephanie Beaulieu


Lance Beaulieu

5/22/18
Date

Applicant or Authorized Agent:  John A. Thornhill, President, DPI

5/22/18
Date

October 22, 2018

Lance Beaulieu, et ux
Special Use for a daycare school in the F-Farming District

Special Information: The petitioner recently purchased this property. They are seeking a Special Use for a daycare school for up to 30 children. The existing home would be remodeled to accommodate the daycare and the yard would be used for outdoor play.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Rural Residential. This designation encourages an infill strategy between and adjacent to existing rural residential developments where prime agricultural lands will not be taken out of production.

Staff recommended Findings of Fact:

1. The Special Use would allow for the daycare school to be operated from the existing home.

Attachments: Location Map
 Township Map
 Petitioner's finding of fact sheet

Findings of Fact Sheet – Special Use

Beaulieu Special Use
Special Use Request

May 23, 2018
Date

- *The Kane County Zoning Board is required to make findings of fact when considering a special use.*
- *Special Uses shall be considered at a public hearing before the Zoning Board of Appeals. In its report of findings of facts, recommendations shall be made to the County Board following the public hearing. The Zoning Board **will not** recommend a special use **unless** the following items are addressed:*

1. Explain how the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

The Special Use to operate a Montessori Day School and Child Embracement Center is proposed within an existing single-family residence located on a 1.953-acre parcel. The residence to be used after remodeling, is about 400 feet west of Route 31 along the south side of Silver Glen Road, and is nearly 200 feet from the nearest adjoining residence. Appropriate parking will be provided, together with a new driveway constructed with adequate sight distance where it enters Silver Glen Road that also will improve traffic flow and safety for parents dropping off or retrieving their children. Individual water well and wastewater treatment systems will be upgraded or constructed on the subject property. The hours of operation, head count of staff personnel and anticipated attendees noted in the attached stipulation are reasonable. The nature of the activity proposed within the existing building is not known for the propagation of offensive ambient sound and light that might be directed toward any existing residential uses. In light of the above, the proposed use will be compatible with the area and should have no detrimental effect on surrounding properties.

2. Explain how the special use will not be injurious to the use, enjoyment and value of other property in the immediate vicinity.

The proposed use will take place primarily within an existing residential building with very few changes to visible infrastructure on the site. The proximity of the proposed use in the midst of a growing residential population of families will be another asset to the community and will not prevent anyone in the vicinity of the subject premises from the full enjoyment and use of their property. The proposed activities will have no deleterious effect on surrounding properties.

3. Explain how the special use will not impede the normal, orderly development and improvement of the surrounding property.

The presence of the proposed use is not related to the development of any adjoining properties. But such surrounding properties have little potential for additional development. Nevertheless, they will remain completely free to develop pursuant to prevailing land use regulations.

4. Will adequate utility, access roads, drainage and other necessary facilities be provided? Please explain:

Yes; all required infrastructure will be provided on property owned by the petitioners to accommodate the proposed use.

5. Will adequate measures be provided for ingress and egress and so designed to minimize the traffic and congestion? Please explain:

Yes, as stated in #1 above.

6. Will the special use conform to the regulations of the district in which it is located? Please explain:

Yes. The residence on the existing parcel is a legal non-conforming use in the F District.

Stipulations

Sisu Ventures, Inc

Olive Tree School House

Proposed for 36W175 Silver Glen Road

October 11, 2018

*36W175 Silver Glen Road
St Charles, IL 60175*

p. 913.485.8151

*olivetrestc@gmail.com
www.olivetrestc.com*

Proposal

The property at 36W175 Silver Glen Road has the potential to offer a one-of-a-kind educational environment for children of the Fox Valley community.

Our vision is to establish a home for our Montessori Day School and Child Embracement Program, known as Olive Tree School House. The property currently is home to a beautiful 1300 square foot cabin situated within 2.5-acres of wooded land in St. Charles, IL at 36W175 Silver Glen Road. The cabin is an open-concept home perfectly designed for a children's school.

The exterior of the property, the schoolyard, would serve as an extension to the indoor classrooms. This yard allows for a large outdoor classroom and various "outdoor work" areas which could serve the children for significant parts of each day (weather permitting). The children will be able to tend to the gardens, learn about all of nature's beautiful offerings, and enjoy the natural beauty of our community.

Olive Tree School House will be home to two educational programs: Montessori Day School and Child Embracement Program and serve up to 30 children at maximum capacity.

Montessori Day School will serve children between 2 and 6 years of age in a therapeutic environment thoughtfully designed for the curious child. We view each child as one who is naturally eager to learn and believe that the adult's role is to unfold this innate sense of wonder and curiosity while assisting him or her to develop a foundation of confidence within his or her self and community. The property at 36W175 Silver Glen Road is an ideal place for this vision.

Child Embracement Program will serve children between 2 and 6 years of age who are in need of extra educational supports. The founders of Olive Tree School House are Board Certified Behavior Analysts and have over 30 years of combined experience with treatment and integration of children diagnosed on the Autism Spectrum. Olive Tree has the ability and expertise to educate children who may require extra supports, while offering these children the opportunity to learn alongside typically developing peers. Olive Tree blends the principles of Applied Behavior Analysis into the Montessori philosophy, allowing for all children to achieve optimal outcomes in the most efficient and therapeutic manner while ensuring its students develop an understanding and respect for all individuals of varying abilities.

Operation

Olive Tree's Montessori Day School plans to operate Monday through Friday. Students will normally arrive between 8:30am and 9:30am and dismiss after 2:30pm. Olive Tree's Montessori Day School will have a maximum capacity of 30 children. Olive Tree's Montessori Day school will require 1 employee for every 10 children served.

Olive Tree's Child Embracement Program plans to operate Monday through Friday. Children enrolled in the embracement program will have individual schedules, to meet the needs of the child. These children will arrive and dismiss at staggered times through the day. The maximum capacity for this program is 4 children. The embracement program will require up to 4 employees at maximum capacity.

The **impact** that Olive Tree School House will have on the community is only positive. The Fox Valley does not currently have a program designed to educate young children in need of extra supports, alongside his or

her typically developing peers. The Fox Valley also does not currently have a program which employs Board Certified Behavior Analysts, to provide ABA therapy to children in need of supports. We will be the first in a community.

Olive Tree School House would not produce any significant noise pollution, other than the sounds of children playing in the yards, which would only be during school hours. Additionally, with a tiered drop off schedule, we will minimize any significant impact on traffic on Silver Glen Road, as we can ensure a maximum of 30 children arriving or being picked up in any given hour. Olive Tree School House will be an organically inspired organization; thus we do not plan to use any chemical pesticides or other harmful substances on the property. We believe that nature is our most valuable resource and we will do everything in our power to protect it.

We are grateful for the opportunity to offer this Montessori inspired school to our community. With our integration program paired with the Montessori program, we will be able to help children that have not been successful in other educational environments.

Mission Statement

Our mission at Olive Tree School House is to ignite a love for learning within the children we serve. Olive Tree provides a therapeutic and nurturing environment where children build and develop a respect for the natural earth, their social surroundings, and society as a whole; all while respecting and cherishing their inner selves.

Keys to Success

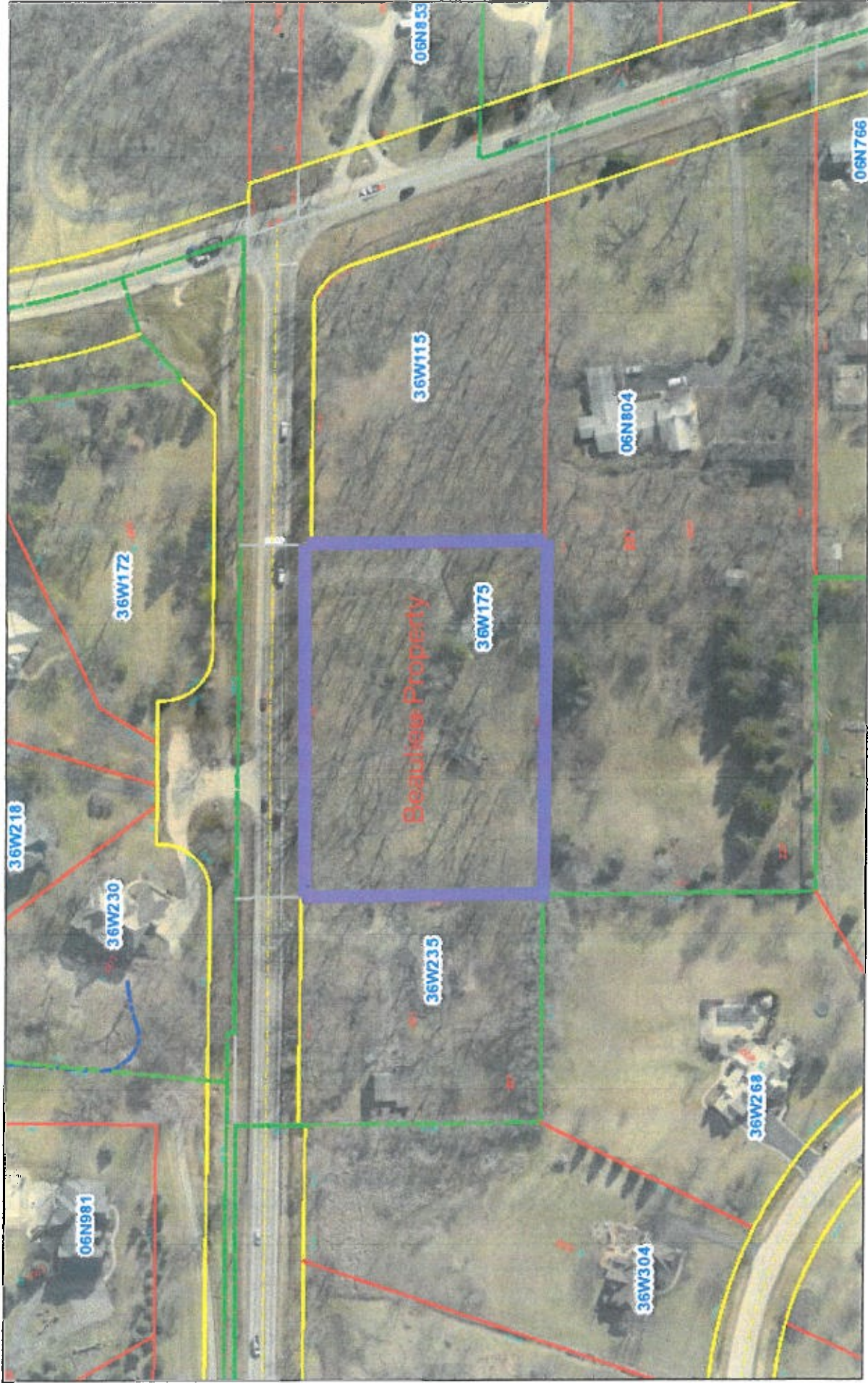
Founders of OTSH, Lindsay Rice and Stephanie Beaulieu, founded Center for Behavior Intervention, located in Mokena, IL in 2011. CBI provides ABA therapy to children diagnosed with Autism. Lindsay and Stephanie have longtime visions of creating a program that seamlessly integrates and educates children diagnosed with Autism with their typically developing peers. CBI has the expertise to educate all children, equally, and bridge the gap between neurotypical peers with children requiring additional supports.

The Fox Valley area is currently in need of an educational model that can support children of various abilities and educate them alongside their typically developing peers. The Fox Valley is known for its natural environment, the river and its parks and forest preserves. OTSH will support this vision of the community by respecting nature and bringing education to the natural setting.

Executive Summary

Olive Tree School House is a Montessori day school and Child Embracement Program serving kids ages 2-6 years. Olive Tree will be a "one of a kind" establishment as we are able to offer children the perfect Montessori environment paired with a child integration program for children requiring specialized education. Our Montessori school is led by teachers certified by the American Montessori Society and our Embracement Program is led by BCBA's who specialize in educational integration. This model is new to the Fox Valley area and will benefit a great number of children and families in our community.

Exhibit C Beaulieu Property



5/22/2018, 8:15:58 PM

- AddressPoints
- ▣ Parcels
- ▣ Townships

1:2,257

0 0.0175 0.035 0.07 mi

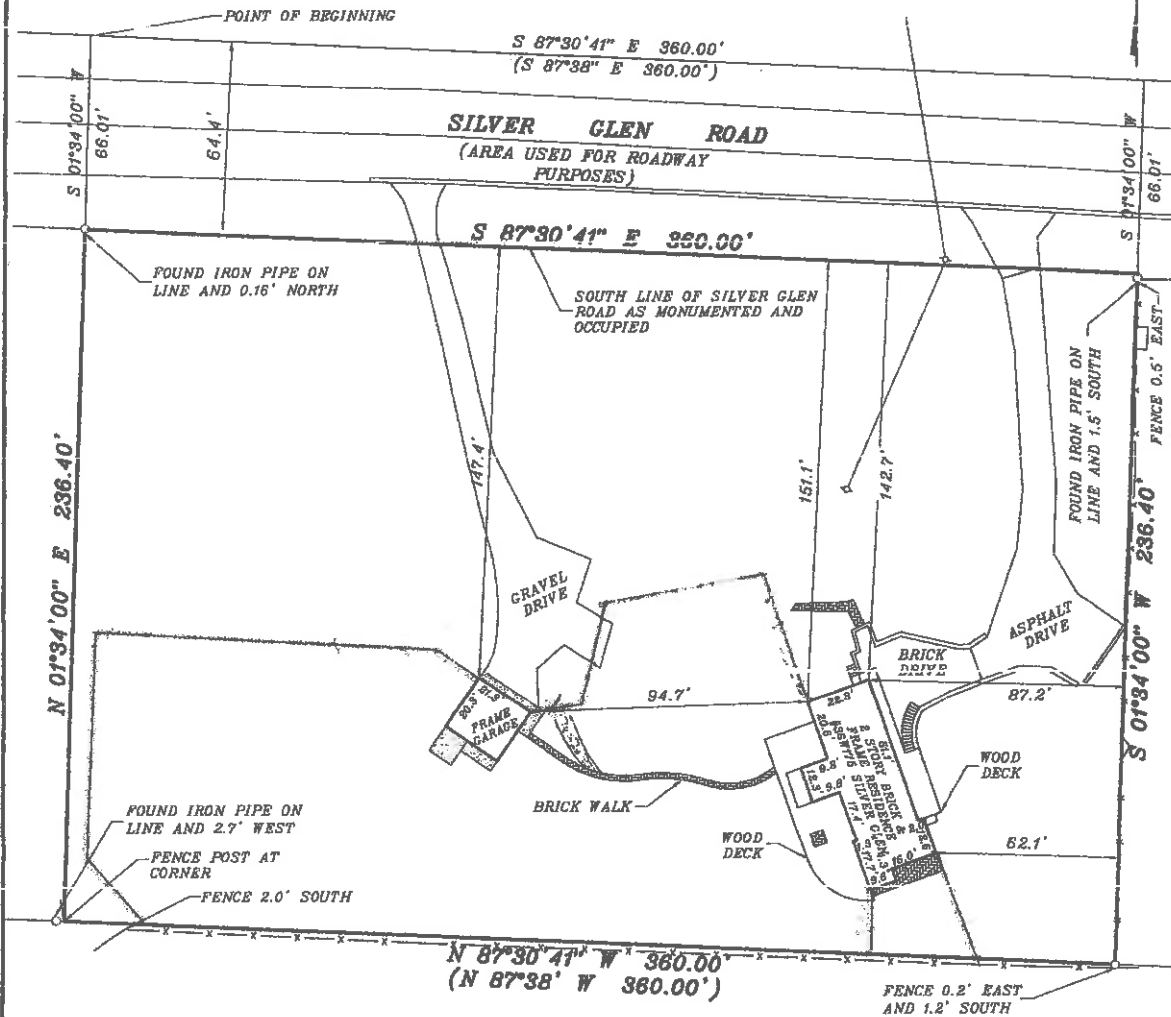
0 0.03 0.06 0.12 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (The Netherlands),

These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

PLAT OF SURVEY

of
That part of the Northeast Quarter of Section 9, Township 40 North, Range 8, East of the Third Principal Meridian, described as follows:
Commencing at the Northwest corner of said Northeast Quarter; thence South 1 degree 34 minutes West 8.60 chains; thence South 87 degrees 38 minutes East 1465.55 feet to a point for a point of beginning; thence South 87 degrees 38 minutes East 360 feet; thence South 1 degree 34 minutes West 302.4 feet; thence North 87 degrees 38 minutes West 360 feet; thence North 1 degrees 34 minutes East 302.4 feet to the point of beginning, in the Township of St. Charles, Kane County, Illinois.



AREA TABLE

108,863 = TOTAL PARCEL AREA
23,750 = AREA IN RIGHT-OF-WAY
85,093 = REMAINING AREA

ALL DIMENSIONS AND BEARINGS SHOWN IN () ARE RECORD, ALL OTHER DIMENSIONS AND BEARINGS ARE MEASURED.

BEARINGS ARE BASED ON THE RECORD LEGAL DESCRIPTION.

LEGAL DESCRIPTION, EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY ATTORNEYS' TITLE GUARANTY FUND, INC. IDENTIFIED AS NUMBER 180396400797 WITH AN EFFECTIVE DATE OF MARCH 21, 2018.

THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S IMPRESSED SEAL.

COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY 54% AND AT ONCE REPORT ANY DIFFERENCE.

BUILDING LINES ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE MAPS. REFER TO YOUR DEED OR ABSTRACT.

STATE OF ILLINOIS S.S.
COUNTY OF DUPAGE)

I, DEAN L. BAUER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE PLAT HEREON DRAWN OF THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECTION AND THAT THIS PLAT CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 5TH DAY OF APRIL A.D., 2018.

Dean L. Bauer
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 036-003080
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2018

LEGEND

- = FOUND SURVEY MARKER
- = SET SURVEY MARKER
- ▨ = CONC. AREA
- x-x-x-x-x = FENCE LINE

Vacant			04/08/18/DLB
Type of Survey	Date	Bk.-Pg.	Date Drn. / By
Common Address : 36W175 SILVER GLEN ROAD			
Client: HOON			
Job No.: 18-008		Scale: 1" = 40'	
Dean L. Bauer, Land Surveyor			
P.O. Box 292 Winfield, Illinois 60190 (630) 293-3842			
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ST. CHARLES TWP.
T.40 N - R.8 E

map 9

